179.0	0006	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	666,000 /	666,000
USE VALUE:	666,000 /	666,000
ASSESSED:	666,000 /	666,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIZZO IRENE--ETAL
Owner 2:	RIZZO ROBERT J-DONNA MARIE
Owner 3:	
Street 1:	40 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIZZO IRENE--ETAL -
Owner 2:	RIZZO ROBERT J-DONNA MARIE -
Street 1:	40 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1646 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7900.000	206,100		459,900	666,000
Total Card	0.181	206,100		459,900	666,000
Total Parcel	0.181	206,100		459,900	666,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.52 | /Parcel: 404.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121950
GIS Ref	
GIS Ref	
Insp Date	07/12/18

!14123!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,100	0	7,900.	459,900	666,000		Year end	12/23/2021
2021	101	FV	198,500	0	7,900.	459,900	658,400		Year End Roll	12/10/2020
2020	101	FV	198,500	0	7,900.	459,900	658,400	658,400	Year End Roll	12/18/2019
2019	101	FV	181,200	0	7,900.	459,900	641,100	641,100	Year End Roll	1/3/2019
2018	101	FV	181,200	0	7,900.	387,600	568,800	568,800	Year End Roll	12/20/2017
2017	101	FV	181,200	0	7,900.	354,800	536,000	536,000	Year End Roll	1/3/2017
2016	101	FV	181,200	0	7,900.	302,200	483,400	483,400	Year End	1/4/2016
2015	101	FV	180,300	0	7,900.	262,800	443,100	443,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:22:50

LAST REV

Date	Time
07/27/18	11:22:40
apro	

TAX DISTRICT | PAT ACCT. 14123

USER DEFINED

Prior Id # 1:	121950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIZZO IRENE--ET	49974-404		8/21/2007	Family	1	No	No		
	13690-441		5/1/1979		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2007	853	Re-Roof	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
1/5/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7900		Sq. Ft.	Site		0	70.	0.83	7									459,902						459,900	

Total AC/HA:	0.18136	Total SF/SM:	7900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,902	Spl Credit		Total:	459,900

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	LT GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298653
Depreciation:	92583
Depreciated Total:	206071

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 2	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

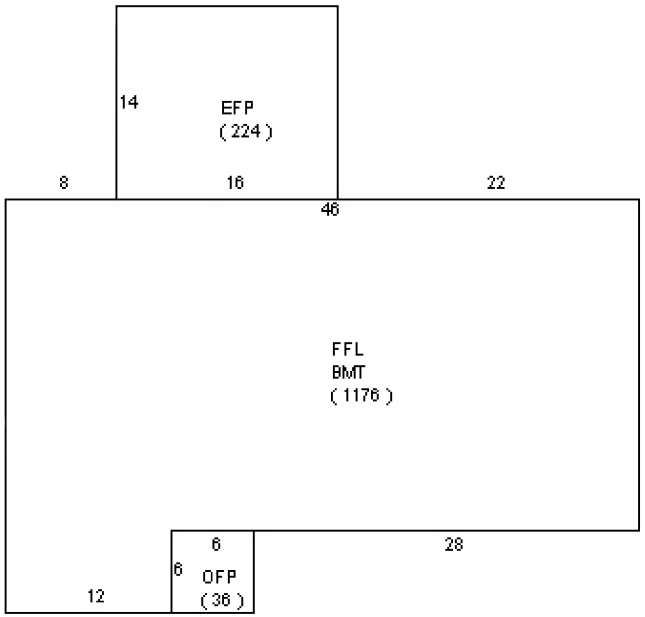
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	78.91
Final Total:	206100	Val/Su SzAd	175.26

SKETCH



Sum Area By Label :
FFL = 1176
BMT = 1176
EFP = 224
OFP = 36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	51.020	60,005
FFL	First Floor	1,176	134.990	158,744
EFP	Enclos Porch	224	39.380	8,820
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:		2,612	Total:		229,153
Size Ad	1176	Gross Area	2612	FinArea	1646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: